

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for April 13, 2005 PLANNING COMMISSION MEETING

PROJECT #: Special Permit #05017
Ravenwood Community Unit Plan

PROPOSAL: Approve a community unit plan for 44 single-family residential lots.

LOCATION: 93rd Street and Old Cheney Road.

WAIVER REQUEST:

1. Preliminary plat process.
2. Allow sanitary sewer opposite street grade.
3. Exceed maximum block length.

LAND AREA: 26.1 acres, more or less.

CONCLUSION: This Community Unit Plan is consistent with the Comprehensive Plan and Zoning Ordinance, provided certain conditions are met.

<u>RECOMMENDATION:</u>	Conditional Approval
Waivers:	
1. Preliminary plat process	Approval
2. Allow sanitary sewer opposite street grade	Approval
3. Exceed maximum block length	Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Irregular Tracts 46 and 65, located in the Southeast 1/4 of Section 11 T9N R7E, Lancaster County, Nebraska.

EXISTING LAND USE AND ZONING: Single-family residence AG Agricultural

SURROUNDING LAND USE AND ZONING:

North:	HiMark golf course	AG Agricultural
South:	Single-family dwellings	R-3 Residential
East:	Single-family dwellings	R-3 Residential
West:	Single-family dwellings	R-3 Residential

ASSOCIATED APPLICATIONS: Change of Zone #05025, Annexation #05007

HISTORY:

Mar 1979 The zoning for these lots was changed from A-A Rural and Public Use to AG Agricultural as part of the zoning update.

COMPREHENSIVE PLAN SPECIFICATIONS: The Land Use Plan identifies this area as Urban Residential. (F 25)

Lincoln will continue to have managed and contiguous growth. (F 17)

Maximize the community's present infrastructure investment by planning for residential and commercial development in areas with available capacity. This can be accomplished in many ways including encouraging appropriate new development on unused land in older neighborhoods and encouraging a greater amount of commercial space per acre and more dwelling units per acre in new neighborhoods." (F-17)

Encourage different housing types and choices, including affordable housing, throughout each neighborhood for an increasingly diverse population. (F-18)

Interconnected networks of streets, trails, and sidewalks should be designed to encourage walking and bicycling, reduce the number and length of automobile trips, conserve energy and for the convenience of the residents. (F-18)

The Land Use Plan identifies this area as urban residential. (F-25)

Guiding principles for new neighborhoods includes:

1. Similar housing types face each other: single family faces single family, change to different use at rear of lot;
2. Parks and open space within walking distance to all residences;
3. Pedestrian orientation; shorter block lengths, sidewalks on both sides of all roads (F-67)

Continue the City's growth policy of contiguous urban growth. Urban development will occur in areas immediately abutting the city that reflect a logical and timely extension of urban infrastructure. (F 75)

UTILITIES: The water and sanitary sewer will be public, and tie into existing mains in Old Cheney Road.

TOPOGRAPHY: The site includes some rolling hills, with nearly 40 feet separating the high and low spots. A significant amount of grading is shown that will reduce the difference between the high and low spots to approximately 30 feet.

TRAFFIC ANALYSIS: This property is served by Old Cheney Road, which is shown as a minor arterial both now and in the future. (F49, 103) The Comprehensive Plan calls for 120 feet of right-of-way in Old Cheney Road at this location. The development proposes new public streets and private roads to serve the lots. The plans also propose a gate across the entrance to Ravenwood Circle.

ENVIRONMENTAL CONCERNS: The grading plan shows inadequate drainage for some lots, and a post-development flow that exceeds pre-development flow. Concerns over storm water calculations, discharge conditions, and New Growth Area standards must be addressed. Part of this development is located in the Firethorn Wellhead Protection Area. Existing trees and tree masses are indicated to remain to the extent possible.

ANALYSIS:

1. This is a proposal for a community unit plan for 44 single-family lots. The lots range in size from 9,000 to 40,000 square feet.
2. The proposal includes a waiver to allow sanitary sewer to flow opposite street grades, which is acceptable to Public Works. A waiver is also requested to eliminate the preliminary plat process, which is acceptable to city staff provided subdivision requirements are met. The final waiver requested is for greater than maximum block lengths along the east and north property lines. Due to the developed subdivision adjacent to the east, and the golf course adjacent to the north, this waiver is acceptable to city staff.
3. The lots are proposed in three subareas: the west side of South 93rd Street, the Ravenwood Lane loop, and Ravenwood Circle. Each area is proposed to have its own subdivision signs, with a total of 9 subdivision signs shown. However, the sign ordinance only allows subdivision signs at the entrance to the subdivision area, meaning signs would be allowed at the entrance off Old Cheney Road and at the entrance from Medina Drive. The remaining subdivision signs must be removed. The 4 allowed signs are shown with landscaping, and may be located in the required yards.
4. The plans propose a private roadway gate on Ravenwood Circle to be open during the day and closed at night. The Police, Fire, Law, Public Works, Building and Safety, and Planning Departments all oppose the gate. Applicant has agreed to remove the gate from the drawings.
5. Emergency Services will require Ravenwood Circle to be renamed South 93rd Street Circle to minimize confusion. Similarly, since the designations “north” and “south” in a street name are intended to identify whether a location is north or south of “O” Street, the street names Ravenwood Lane North and Ravenwood Lane South must be changed; one of the streets may be named Ravenwood Lane.
6. Public Works Engineering Services and Watershed Management comments are attached.
7. Additional fire hydrants must be shown to serve this development.

8. LES easements are required and must be shown.
9. The plans do not show a recreation plan as required by design standards.
10. Part of this development is located in the Firethorn Wellhead Protection Area. Best management practices should be utilized to decrease the risk of groundwater contamination.
11. The Parks and Recreation Department will collect impact fees in lieu of park land.
12. The associated change of zone and annexation applications must be approved.

CONDITIONS:

Site Specific:

1. The permittee shall complete the following instructions and submit the documents and plans, along with 5 copies, to the Planning Department office for review and approval.
 - 1.1.1 Remove the 5 subdivision signs shown at Ravenwood Lane South, Ravenwood Lane North, and Ravenwood Circle.
 - 1.1.2 Remove the gate at Ravenwood Circle and its associated notes from the plans.
 - 1.1.3 Rename Ravenwood Circle as South 93rd Street Circle.
 - 1.1.4 Remove the "North" and "South" designations from Ravenwood Lane North and Ravenwood Lane South. One street may be named Ravenwood Lane.
 - 1.1.5 Revise plans as requested in the March 30, 2005 Watershed Management report and the March 31, 2005 Engineering Services report.
 - 1.1.6 Provide additional fire hydrants to the satisfaction of the Fire Department.
 - 1.1.7 Show LES easements.
 - 1.1.8 Add a note stating this development is located within the Firethorn Wellhead Protection Area, and best management practices will be utilized to decrease the risk of groundwater contamination, such as conscientious use of lawn chemicals and fertilizers, and ensuring the proper storage of chemicals and/or fuels.

1.1.9 Show a recreation plan.

2. If any final plat on all or a portion of the approved community unit plan is submitted five (5) years or more after the approval of the community unit plan, the city may require that a new community unit plan be submitted, pursuant to all the provisions of section 26.31.015. A new community unit plan may be required if the subdivision ordinance, the design standards, or the required improvements have been amended by the city; and as a result, the community unit plan as originally approved does not comply with the amended rules and regulations.
3. Pursuant to the proposed annexation agreement: (1) impact fees will be collected from development based on the number of lots and the type of development in the final plat; and (2) due to a court challenge to the collection of impact fees, the City is requiring security to guarantee the necessary contribution to cover part of the cost of providing infrastructure (such as water, sanitary sewer, arterial streets, parks and trails) necessitated by development of the lots within this development. If the impact fees are upheld, the security will be returned. However, if for whatever reason the impact fees are not collected, the developer will pay this pre-determined amount or the City will use the security to pay for part of the cost of these improvements needed to serve the development.
4. Before the approval of a final plat:
 - 4.1 The public streets, private roadway improvements, sidewalks, sanitary sewer system, water system, drainage facilities, land preparation and grading, sediment and erosions control measures, storm water detention/retention facilities, drainageway improvements, street lights, landscaping screens, street trees, and street name signs must be completed or provisions (bond, escrow or security agreement) to guarantee completion must be approved by the City Law Department. The improvements must be completed in conformance with adopted design standards and within the time period specified in the Land Subdivision Ordinance.
 - 4.2 Permittee must agree:

to complete the street paving of public streets shown on the final plat within two (2) years following the approval of the final plat.

to complete the paving of private roadways shown on the final plat within two (2) years following the approval of this final plat.

to complete the installation of sidewalks along both sides of the public streets and private roadways as shown on the final plat within four (4) years following the approval of the final plat.

to complete the public water distribution system to serve this plat within two (2) years following the approval of the final plat.

to complete the public wastewater collection system to serve this plat within two (2) years following the approval of the final plat.

to complete the enclosed private drainage facilities shown on the approved drainage study to serve this plat within two (2) years following the approval of the final plat.

to complete land preparation including storm water detention/retention facilities and open drainageway improvements to serve this plat prior to the installation of utilities and improvements but not more than two (2) years following the approval of the final plat.

to complete the installation of public street lights along the public streets within this plat within two (2) years following the approval of the final plat.

to complete the installation of private street lights along the private roadways within this plat within two (2) years following the approval of the final plat.

to complete the planting of the street trees along the public streets and private roadways within this plat within four (4) years following the approval of the final plat.

to complete the planting of the landscape screen within this plat within two (2) years following the approval of the final plat.

to complete the installation of the street name signs within two (2) years following the approval of the final plat.

to complete any other public or private improvement or facility required by Chapter 26.23 (Development Standards) of the Land Subdivision Ordinance in a timely manner which inadvertently may have been omitted from the above list of required improvements.

to submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.

to complete the public and private improvements shown on the Community Unit Plan.

to retain ownership of or the right of entry to the outlots in order to maintain the outlots and private improvements on a permanent and continuous basis and to maintain the plants in the medians and islands on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating, in writing, a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the private improvements have been satisfactorily installed and the documents creating the association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

to continuously and regularly maintain the street trees along the private roadways and landscape screens.

to submit to the lot buyers and home builders a copy of the soil analysis.

to comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.

to protect the trees that are indicated to remain during construction and development.

to properly and continuously maintain and supervise the private facilities which have common use or benefit, and to recognize that there may be additional maintenance issues or costs associated with providing for the proper functioning of storm water detention/retention facilities as they were designed and constructed within the development, and that these are the responsibility of the land owner.

to relinquish the right of direct vehicular access to Old Cheney Road except at South 93rd Street.

5. This approval permits 44 dwelling units, along with waivers of the preliminary plat process, block length, and allowing sanitary sewer to flow opposite street grade.

General:

6. Before receiving building permits:

- 6.1 The permittee shall have completed all required revisions and submitted the documents and plans to the Planning Department office for review and approval.
- 6.2 Ornamental street lights for private roadways and pedestrian way easements must be approved by L.E.S.
- 6.3 Construction plans must comply with the approved plans.
- 6.4 Final plat(s) must be approved by the City.
- 6.5 The required easements as shown on the site plan must be recorded with the Register of Deeds.

STANDARD CONDITIONS:

7. The following conditions are applicable to all requests:

- 7.1 Before occupying these dwelling units all development and construction must comply with the approved plans.
- 7.2 All privately-owned improvements, including landscaping and recreational facilities, are to be permanently maintained by the owner or an appropriately established homeowners association approved by the City.
- 7.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
- 7.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
- 7.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

Prepared by

Greg Czaplewski, 441-7620, gczaplewski@lincoln.ne.gov

Date: March 31, 2005

Applicant: Ironwood Estates, LLC
8900 South 56th Street
Lincoln, NE 68516
402.423.0873

Owner: Alan Fluckey and Susan Chadwick
9200 Old Cheney Road
Lincoln, NE 68516
402.483.7031

Contact: Brian D. Carstens and Associates
Brian Carstens
601 Old Cheney Road, Suite C
Lincoln, NE 68512
402.434.2424



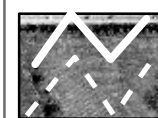
2002 aerial

Special Permit #05017 Ravenwood S. 93rd & Old Cheney Rd.

Zoning:

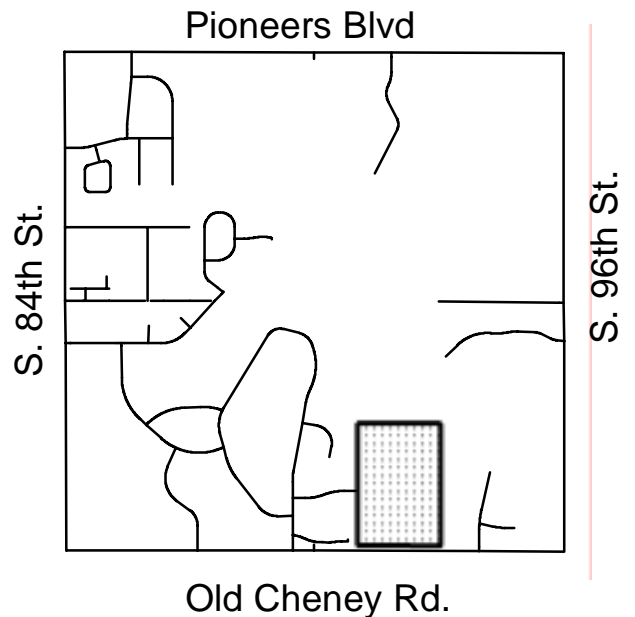
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 11 T9N R7E



Zoning Jurisdiction Lines

City Limit Jurisdiction



PHONE: (402) 434-3624
FAX: (402) 434-0467
©2005 CARSTEN, INC.

RAVENWOOD

CHANGE OF
ZONE #

AND

**PRELIMINARY
FLAT:**

5.93RD &
OLD CHENEY RD.

LINCOLN, NE.

UTILITY PLAN



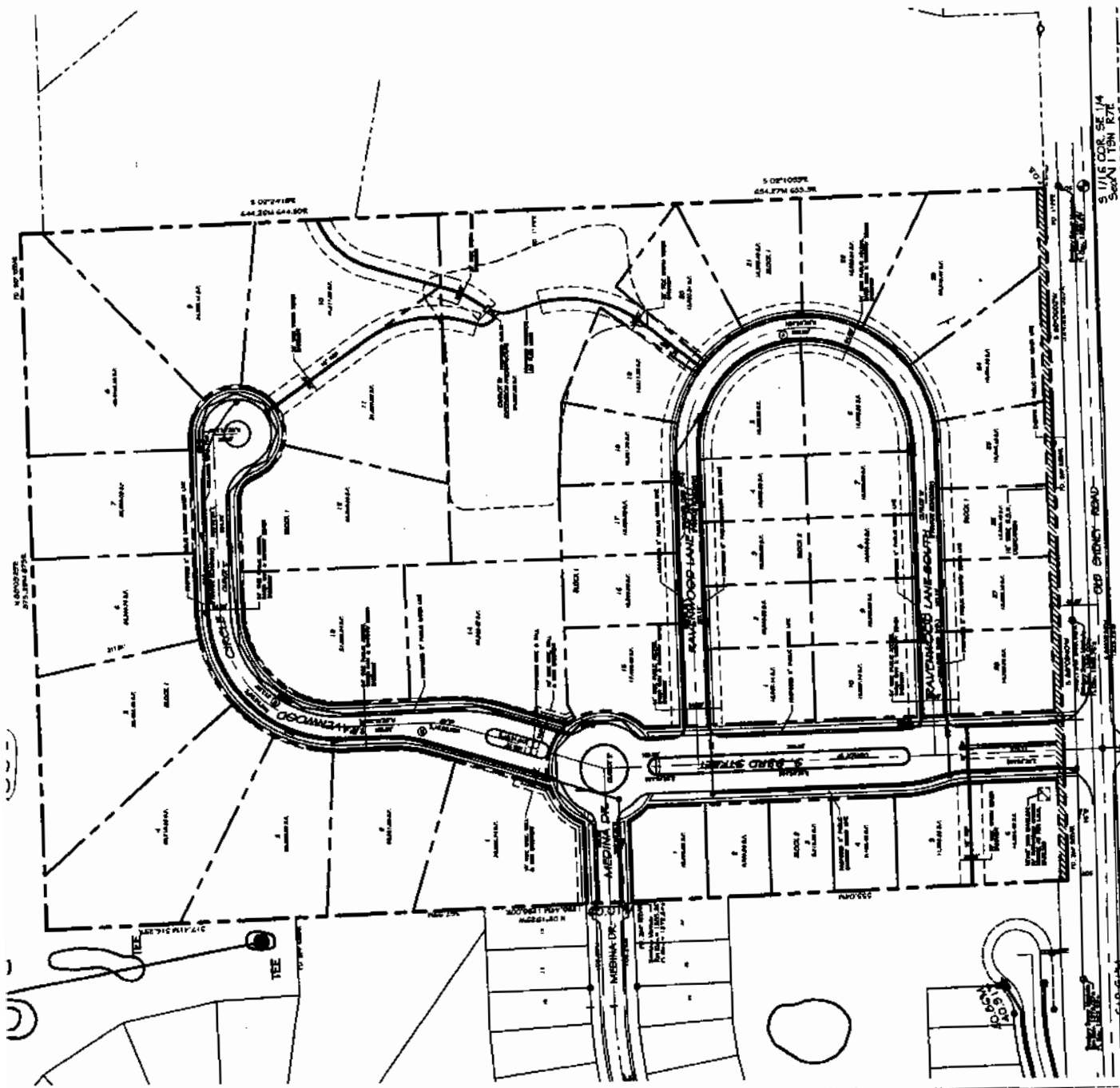
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**FOR THE
PROJECT TEAM**

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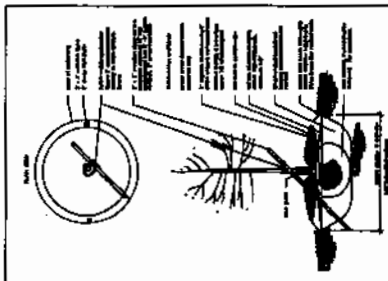
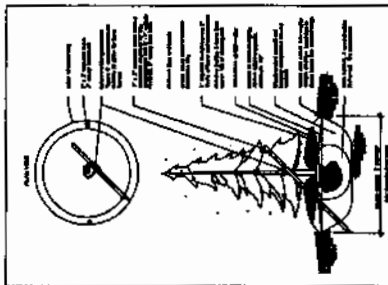
E.S.P.
CONSULTING
ENGINEERS

601 OLD
CHENEY RD.
SUITE 'A'
LINCOLN
NEBRASKA
68512





LABORATORY RESULTS										PATIENT
LABORATORY	TEST	DATE	REFERENCE RANGE	RESULT	UNIT	REFERENCE RANGE	RESULT	UNIT	REFERENCE RANGE	
HAEMATOLOGY	HAEMOGLOBIN (Hb)	14/10/2018	135-165 g/L	142	g/L	135-165	142	g/L	135-165	
	HAEMATOCRIT (Hct)	14/10/2018	38-48 %	42	%	38-48	42	%	38-48	
HAEMATOLOGY	MEAN CORPUSCULAR VOLUME (MCV)	14/10/2018	87-101 fL	95	fL	87-101	95	fL	87-101	
	RED BLOOD CELL COUNT (RBC)	14/10/2018	4.2-5.4 x10 ¹² /L	4.8	x10 ¹² /L	4.2-5.4	4.8	x10 ¹² /L	4.2-5.4	
HAEMATOLOGY	HAEMOGLOBIN A1C (HbA1c)	14/10/2018	5.7-7.0 %	6.5	%	5.7-7.0	6.5	%	5.7-7.0	
	PLATELET COUNT	14/10/2018	150-400 x10 ⁹ /L	250	x10 ⁹ /L	150-400	250	x10 ⁹ /L	150-400	
HAEMATOLOGY	WBC COUNT	14/10/2018	4.0-11.0 x10 ⁹ /L	8.5	x10 ⁹ /L	4.0-11.0	8.5	x10 ⁹ /L	4.0-11.0	
	DIFFERENTIAL WBC COUNT	14/10/2018	40-60 %	55	%	40-60	55	%	40-60	
HAEMATOLOGY	NEUTROPHILS	14/10/2018	40-60 %	55	%	40-60	55	%	40-60	
	LYMPHOCYTES	14/10/2018	20-40 %	35	%	20-40	35	%	20-40	
HAEMATOLOGY	MONOCYTES	14/10/2018	2-10 %	5	%	2-10	5	%	2-10	
	EOSINOPHILS	14/10/2018	1-5 %	2	%	1-5	2	%	1-5	
HAEMATOLOGY	PLATELET DISTRIBUTION WIDTH (PDW)	14/10/2018	9.0-13.0 fL	11.5	fL	9.0-13.0	11.5	fL	9.0-13.0	
	PLATELET TO RBC RATIO (P/R)	14/10/2018	0.1-0.4	0.25		0.1-0.4	0.25		0.1-0.4	
HAEMATOLOGY	PLATELET TO WBC RATIO (P/W)	14/10/2018	0.01-0.04	0.03		0.01-0.04	0.03		0.01-0.04	
	PLATELET TO Hb RATIO (P/H)	14/10/2018	0.01-0.04	0.03		0.01-0.04	0.03		0.01-0.04	
HAEMATOLOGY	PLATELET TO Hct RATIO (P/Hct)	14/10/2018	0.01-0.04	0.03		0.01-0.04	0.03		0.01-0.04	
	PLATELET TO HbA1c RATIO (P/HbA1c)	14/10/2018	0.01-0.04	0.03		0.01-0.04	0.03		0.01-0.04	
HAEMATOLOGY	PLATELET TO RBC RATIO (P/R)	14/10/2018	0.01-0.04	0.03		0.01-0.04	0.03		0.01-0.04	
	PLATELET TO WBC RATIO (P/W)	14/10/2018	0.01-0.04	0.03		0.01-0.04	0.03		0.01-0.04	
HAEMATOLOGY	PLATELET TO Hb RATIO (P/H)	14/10/2018	0.01-0.04	0.03		0.01-0.04	0.03		0.01-0.04	
	PLATELET TO Hct RATIO (P/Hct)	14/10/2018	0.01-0.04	0.03		0.01-0.04	0.03		0.01-0.04	
HAEMATOLOGY	PLATELET TO HbA1c RATIO (P/HbA1c)	14/10/2018	0.01-0.04	0.03		0.01-0.04	0.03		0.01-0.04	
	PLATELET TO RBC RATIO (P/R)	14/10/2018	0.01-0.04	0.03		0.01-0.04	0.03		0.01-0.04	
HAEMATOLOGY	PLATELET TO WBC RATIO (P/W)	14/10/2018	0.01-0.04	0.03		0.01-0.04	0.03		0.01-0.04	
	PLATELET TO Hb RATIO (P/H)	14/10/2018	0.01-0.04	0.03		0.01-0.04	0.03		0.01-0.04	
HAEMATOLOGY	PLATELET TO Hct RATIO (P/Hct)	14/10/2018	0.01-0.04	0.03		0.01-0.04	0.03		0.01-0.04	
	PLATELET TO HbA1c RATIO (P/HbA1c)	14/10/2018	0.01-0.04	0.03		0.01-0.04	0.03		0.01-0.04	
HAEMATOLOGY	PLATELET TO RBC RATIO (P/R)	14/10/2018	0.01-0.04	0.03		0.01-0.04	0.03		0.01-0.04	
	PLATELET TO WBC RATIO (P/W)	14/10/2018	0.01-0.04	0.03		0.01-0.04	0.03		0.01-0.04	
HAEMATOLOGY	PLATELET TO Hb RATIO (P/H)	14/10/2018	0.01-0.04	0.03		0.01-0.04	0.03		0.01-0.04	
	PLATELET TO Hct RATIO (P/Hct)	14/10/2018	0.01-0.04	0.03		0.01-0.04	0.03		0.01-0.04	
HAEMATOLOGY	PLATELET TO HbA1c RATIO (P/HbA1c)	14/10/2018	0.01-0.04	0.03		0.01-0.04	0.03		0.01-0.04	
	PLATELET TO RBC RATIO (P/R)	14/10/2018	0.01-0.04	0.03		0.01-0.04	0.03		0.01-0.04	
HAEMATOLOGY	PLATELET TO WBC RATIO (P/W)	14/10/2018	0.01-0.04	0.03		0.01-0.04	0.03		0.01-0.04	
	PLATELET TO Hb RATIO (P/H)	14/10/2018	0.01-0.04	0.03		0.01-0.04	0.03		0.01-0.04	
HAEMATOLOGY	PLATELET TO Hct RATIO (P/Hct)	14/10/2018	0.01-0.04	0.03		0.01-0.04	0.03		0.01-0.04	
	PLATELET TO HbA1c RATIO (P/HbA1c)	14/10/2018	0.01-0.04	0.03		0.01-0.04	0.03		0.01-0.04	
HAEMATOLOGY	PLATELET TO RBC RATIO (P/R)	14/10/2018	0.01-0.04	0.03		0.01-0.04	0.03		0.01-0.04	
	PLATELET TO WBC RATIO (P/W)	14/10/2018	0.01-0.04	0.03		0.01-0.04	0.03		0.01-0.04	
HAEMATOLOGY	PLATELET TO Hb RATIO (P/H)	14/10/2018	0.01-0.04	0.03		0.01-0.04	0.03		0.01-0.04	
	PLATELET TO Hct RATIO (P/Hct)	14/10/2018	0.01-0.04	0.03		0.01-0.04	0.03		0.01-0.04	
HAEMATOLOGY	PLATELET TO HbA1c RATIO (P/HbA1c)	14/10/2018	0.01-0.04	0.03		0.01-0.04	0.03		0.01-0.04	
	PLATELET TO RBC RATIO (P/R)	14/10/2018	0.01-0.04	0.03		0.01-0.04	0.03		0.01-0.04	
HAEMATOLOGY	PLATELET TO WBC RATIO (P/W)	14/10/2018	0.01-0.04	0.03		0.01-0.04	0.03		0.01-0.04	
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HAEMATOLOGY	PLATELET TO WBC RATIO (P/W)	14/10/2018	0.01-0.04	0.03		0.01-0.04	0.03		0.01-0.04	
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HAEMATOLOGY	PLATELET TO RBC RATIO (P/R)	14/10/2018	0.01-0.04	0.03		0.01-0.04	0.03		0.01-0.04	
	PLATELET TO WBC RATIO (P/W)	14/10/2018	0.01-0.04	0.03		0.01-0.04	0.03		0.01-0.04	
HAEMATOLOGY	PLATELET TO Hb RATIO (P/H)	14/10/2018	0.01-0.04	0.03		0.01-0.04	0.03		0.01-0.04	
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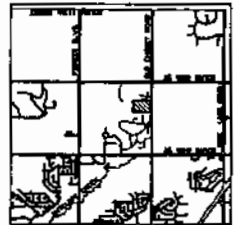
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15

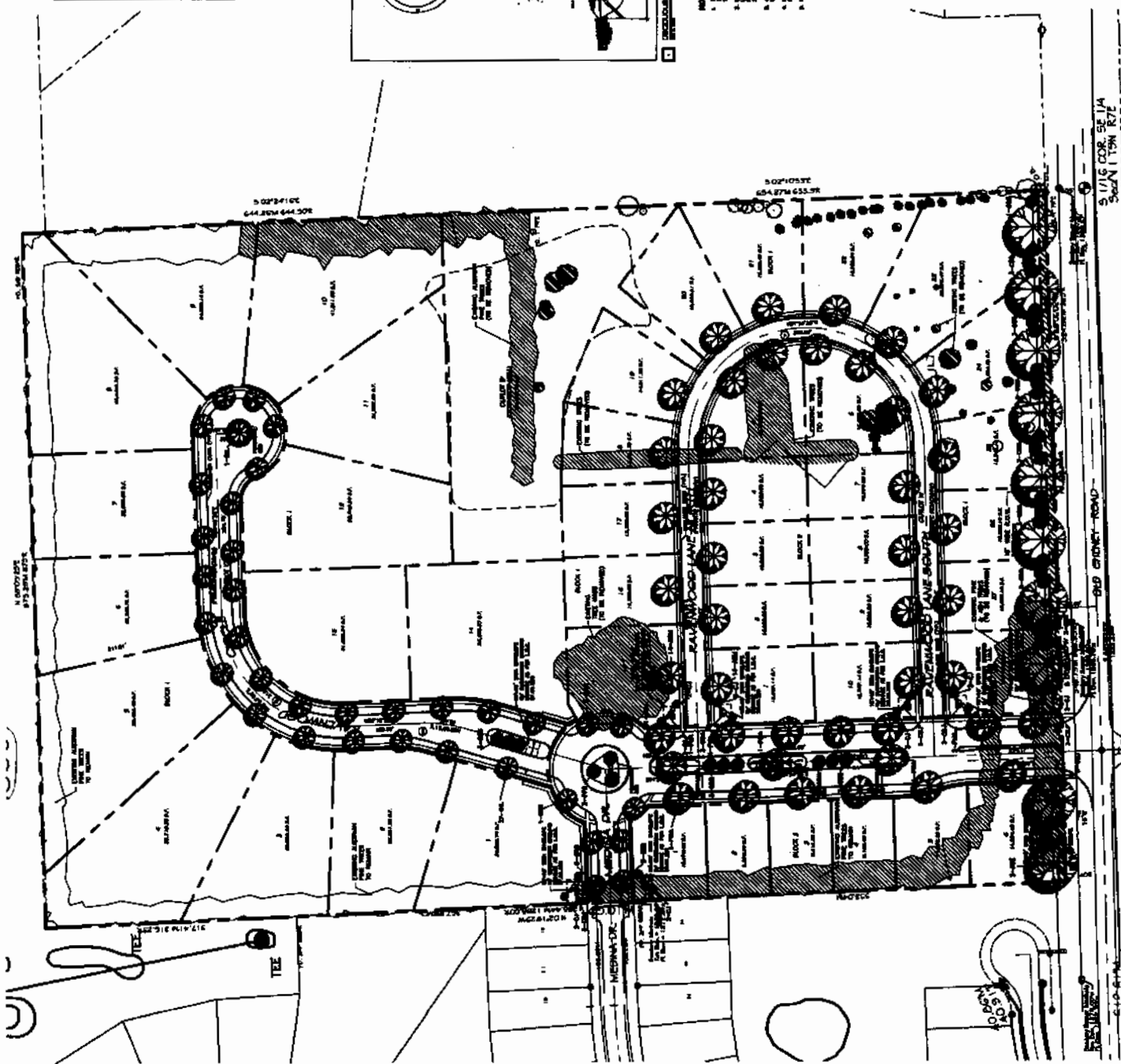
1. Mr. J. Edgar Hoover, Director, Federal Bureau of Investigation, Washington, D.C.

E.S.P.
CONSULTING
ENGINEERS

601 OLD
CHENEY RD.
SUITE 'A'
LINCOLN
NEBRASKA
68512



PROPERTY NO. 0





BRIAN D.
CARSTENSEN
& ASSOCIATES

LAND USE PLANNING
RESIDENTIAL
& COMMERCIAL
DESIGN

601 OLD COUNTRY ROAD
LINCOLN, NE 68512

PHONE: (402) 441-4244
FAX: (402) 441-4244
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RAVENWOOD

CHANGE OF
ZONE #

AND

PRELIMINARY
PLAN #

S. 9TH &
OLD COUNTRY RD.
LINCOLN, NE

GRADING
PLAN



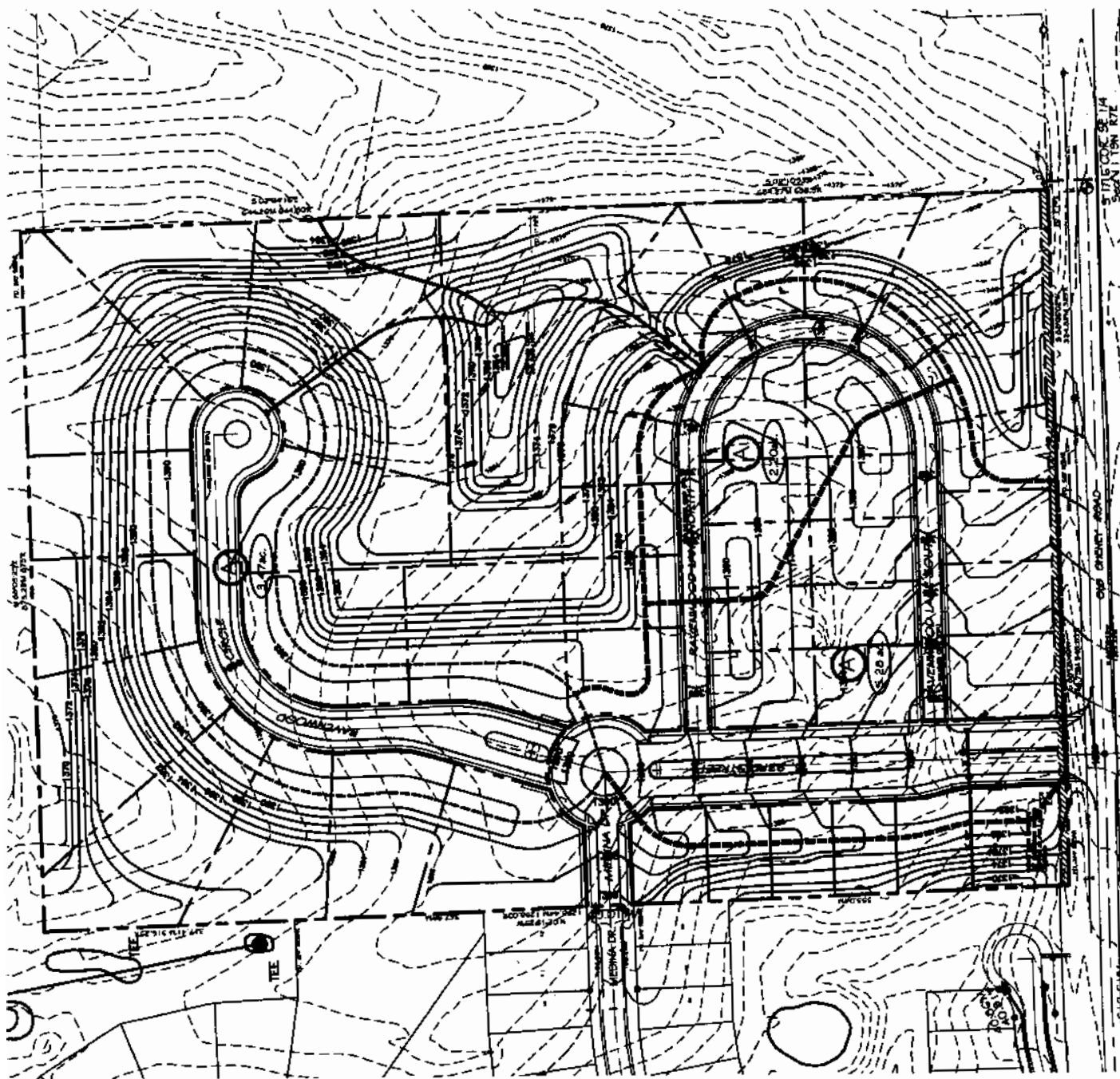
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PROJECT NUMBER
DATE: JUNE
2000

4 OF 5

E.S.P.
CONSULTING
ENGINEERS

601 OLD
COUNTRY RD.
SUITE 'A'
LINCOLN
NEBRASKA
68512





BRIAN D.
CARSTENS
& ASSOCIATES
LAND USE PLANNING
& COMMERCIAL
DESIGN

401 OLD CHERRY ROAD
SUITE 'C'
LINCOLN, NE 68512
PHONE: (402) 434-3234
FAX: (402) 434-3067
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RAVENWOOD

CHANGE OF
ZONE # _____
AND
PERIMINARY
PLAN # _____

S. 93RD STREET &
OLD CHERRY RD.
LINCOLN, NE

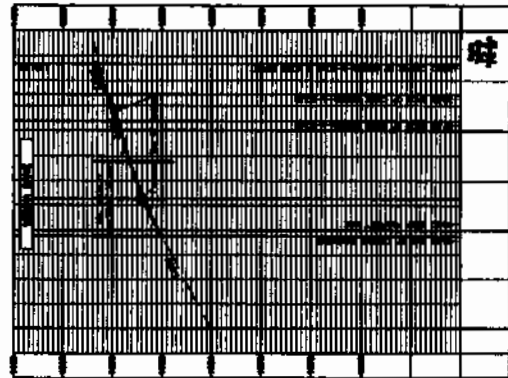
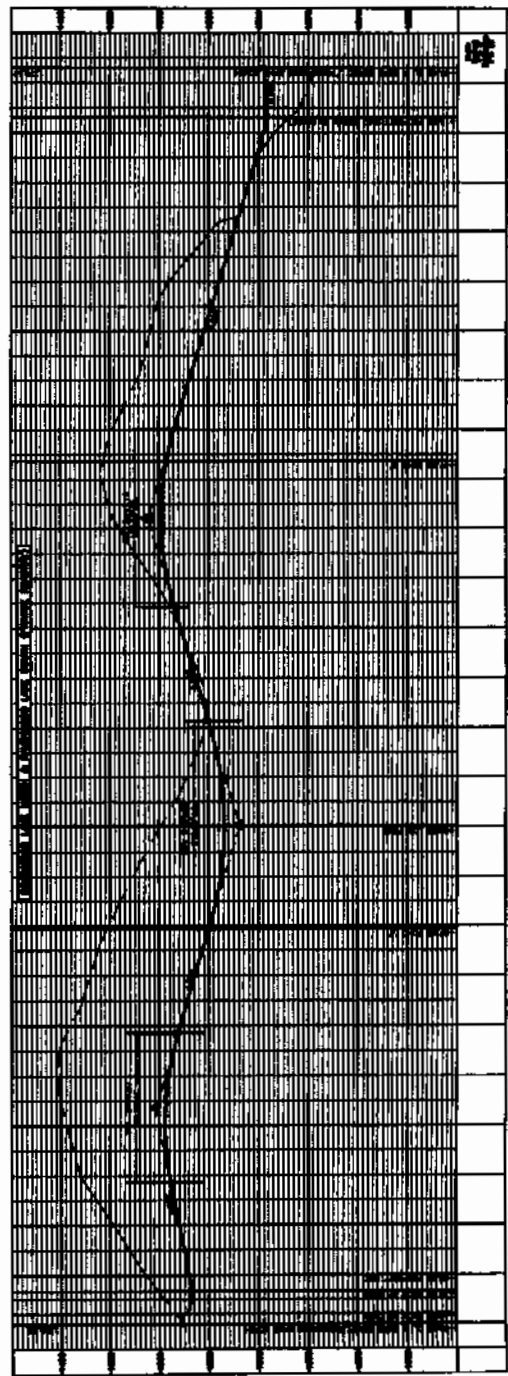
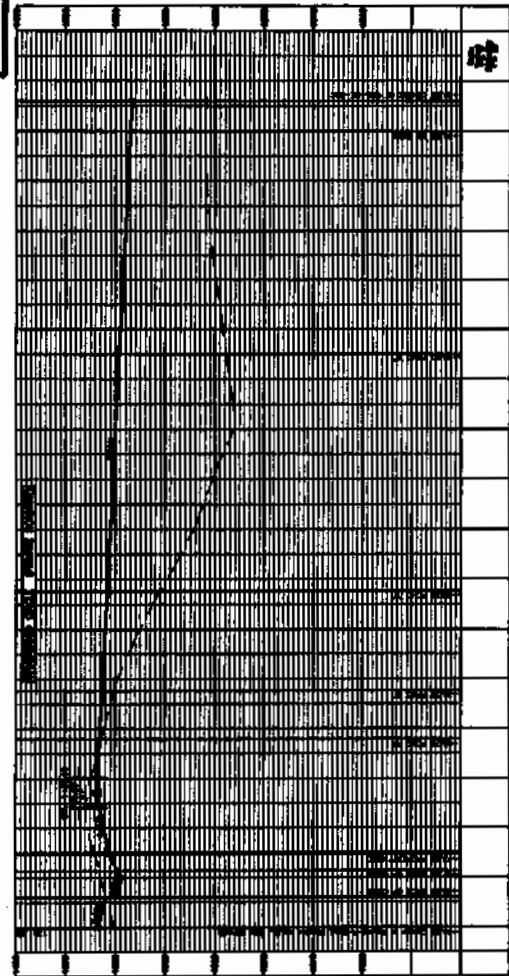
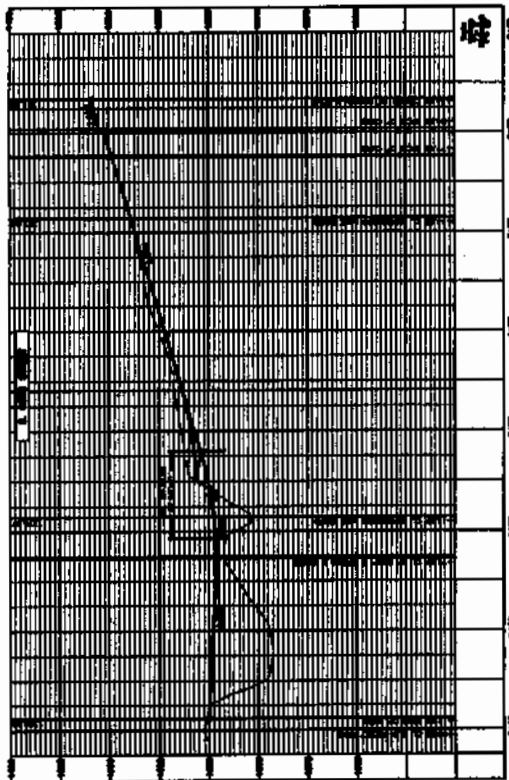
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STREET
PROFILES

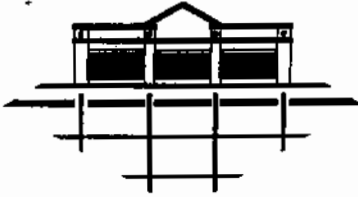
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PROJECT: 020011
DATE: 01/10/02
BY: [signature]

5 OF 5

E.S.P.
CONSULTING
ENGINEERS

601 OLD
CHERRY RD.
SUITE 'A'
LINCOLN
NEBRASKA
68512





BRIAN D. CARSTENS AND ASSOCIATES
LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN
601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

March 23, 2005

revised

Mr. Marvin Krout, Director of Planning
City of Lincoln/ Lancaster County
555 South 10th Street
Lincoln, NE 68508

RE: RAVENWOOD – SOUTH 93RD AND OLD CHENEY ROAD
ANNEXATION/ CHANGE OF ZONE/ COMMUNITY UNIT PLAN

Dear Marvin,

On behalf of Bob and Margaret Schultz of Ironwood Estates L.L.C, we submit the above mentioned applications for your review.

Ravenwood is located on the north side of Old Cheney Road at South 93rd Street. The site is currently zoned 'AG' and surrounded by R-3 zoning on all sides, including the HiMark Estates golf course to the northeast and north.

The C.U.P. contains 44 single family residential lots, ranging in size from 9,700 square feet to over 40,000 square feet. We are proposing a boulevard on South 93rd Street, similar to the boulevard on Augusta Drive, on the western edge of HiMark. Three private roadways will access this street.

Ravenwood Circle will be 'gated', similar to the Irongate Estates that the Schultz's developed to the east of this site. These gates will be open during the day; however they will be closed after 8:00 P.M. Visitors will be able to access the street, via a keypad at the entry. Emergency vehicles with red lights flashing will activate the gates.

We are only requesting three waivers to the subdivision and zoning ordinances. We are requesting to waive the 'preliminary plat' process, as the information on the C.U.P. plans is similar.

We are requesting a waiver to allow sanitary sewer to run opposite of the street grade in Ravenwood Circle. This will keep the sanitary sewer in the street right of way, and keep the sewer within normal depths.

Page 2

We are requesting a waiver to the block length along the north and east side of the Preliminary Plat. There is an existing golf course to the north, and an existing drainage way to the east. No additional streets were planned from the existing Irongate Estates to our proposed development.

We are also requesting annexation of this property in connection with the other applications.

Since we are now treating this application as a C.U.P., we are proposing a 'passive recreation' facility, such as walking paths, an outdoor seating area, and a gazebo to be located in Outlot B. The storm water detention cell is going to be reduced in size, as it is actually larger than it needs to be.

We are excited about this development and look forward to working with City Staff as this project moves forward.

Please feel free to contact me if you have any further questions.

Sincerely,



Brian D. Carstens

cc: Bob and Margaret Schultz- Ironwood Estates, L.L.C.

Enclosures: 24 copies of sheet 1 of 5 of 5
8 copies of sheets 2 thru 5 of 5
Application for a Change of Zone
Application for a Special Permit/ C.U.P.
Application Fees
Certificate of Ownership
Preliminary Soils Analysis
8-1/2" x 11" Reductions of the Plans



"Jill Schuerman"
<jill@carstensandassociates.com>

03/31/2005 02:15 PM

To: "Greg Czaplowski" <gczaplewski@lincoln.ne.gov>
cc: "Bob & Margaret Schultz" <bandmschultz@schultzconstruction.com>, "Brian Carstens" <brian@carstensandassociates.com>
Subject: Ravenwood - No Gates

Greg- As per our discussions with our client Bob Schultz we agree to remove the gates from the Ravenwood Community Unit Plan. Please reflect this change in your Planning Commission Report. Thank you for your assistance in this matter.

Jill Schuerman
Brian D. Carstens & Associates
601 Old Cheney Road
Suite 'C'
Lincoln, NE 68512
402-434-2424

Memorandum

To:	Becky Horner, Planning Department
From:	Chad Blahak, Public Works and Utilities Dennis Bartels Public Works and Utilities
Subject:	Ravenwood Preliminary Plat #05005
Date:	3/31/05
cc:	Randy Hoskins, Public Works and Utilities

Engineering Services has reviewed the submitted plans for the Ravenwood PP, located north of Old Cheney Street at South 93rd Street, and has the following comments:

Sanitary Sewer - The sanitary system is satisfactory.

(1.1) Public Works approves the requested waiver of design standards to construct sanitary sewer opposite street grades as justified in the submittal letter. The primary design standard waiver has not been requested but is the reason for the aforementioned waiver. The majority of this plat is in the Stevens Creek Drainage basin. The sewer being connected to is in the Antelope Creek system. The waiver to run opposite street grades, despite 10 feet of fill is due to the crossing of drainage basins.

Water Main - The water system is satisfactory.

Grading/Drainage - The following comments need to be addressed.

(3.1) The grading plan needs to be revised to show adequate drainage for lots in Block 2. The grading plan indicates excessively flat grades along the rear property lines of numerous lots and will cause drainage problems for future lot owners.

(3.2) The detention calculations show an increased flow for the post development in the SW corner of the plat. This is contrary to design standards and would require a waiver. Public Works would not approve this waiver. The grading plan and/or street grades need to be revised to show that the post developed discharge at this point is at or below the pre-developed flow.

Streets/Paving - The following comments need to be addressed.

(4.1) The roundabout at the intersection of South 93rd Street and Medina Avenue does not meet design standards for splitter islands and sidewalk location. The plans need to be revised to conform to design standards. Waiver requests will not be recommended for approval.

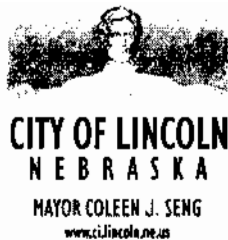
(4.2) Lots cannot take access to the roundabout as per design standards. Relinquishment of access within the limits of the roundabout must be shown on these plans and on any future amendments or final plats.

(4.2) Ravenwood Circle is shown on the plans to be gated with limited access. Since there is a public access easement shown for the private street and public water mains and public sanitary sewer along this street it does not seem proper to have access to this street limited to certain times of the day. The gates

could be allowed for aesthetic purposes only.

(4.3) The future arterial street section needs to be shown with associated grading for Old Cheney Road adjacent to this plat. The grading for lots adjacent to Old Cheney will need to be revised to match the future Old Cheney cross-section.

General - The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and general method providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant location, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connection storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.



**PUBLIC WORKS AND
UTILITIES DEPARTMENT**

MEMORANDUM

Date: 3/30/05

To: Greg Czaplewski, Planning Department

From: John Callen, Watershed Management

Subject: *Ravenwood review comments, CUP 05017*

cc: *Ben Higgins, Dennis Bartels, Chad Blahak*

Greg,

Below are Watershed Management's comments regarding the Ravenwood CUP submittal, CUP 05017:

1. Sheet 4 of 5, rational method correction factor for 100-year flows was not included as per Drainage Criteria Manual (DCM) section 2.5.3.3.1
2. Time of concentration used appears to follow guidance for using the rational method, rather than travel time estimation as given in DCM Appendix 2-C. Also, existing and proposed times of concentration are nearly identical.
3. Existing and proposed curve numbers given do not adequately reflect existing and proposed site conditions. Also, for the east and northwest basins they do not agree with hydrologic parameters as given in the Stevens Creek Watershed Master plan.
4. Proposed conditions 2-, 10-, and 100- year discharges must be routed downstream to the bottom of the applicable Stevens Creek Master Plan subbasins for the east and northwest subareas, to evaluate the downstream impact. (Ref. DCM 6.4.6)
5. Storm drain outlets appear to extend into detention area. Break between pipe and low flow liner is difficult to discern on plans. Topographic contours at detention cell appear to have inconsistencies. Concentrated flows appear to be discharged onto adjacent property to the east. Evaluate impact of concentrated flows on adjacent property.

6. Proposed conditions discharge in the southwest subarea exceeds existing conditions discharge. Concentrated flows appear to be discharged directly onto the adjacent property. Evaluate the impact of concentrated flows on downstream adjacent property. (Ref. DCM 6.4.2, 6.4.6)
7. Provide plans showing outlet works of detention cell, dimensions, and specifications. Provide information regarding maintenance accessibility of detention cell and show access routes.
8. Provide minimum opening elevations and supporting calculations for lots abutting the detention cell and for those abutting overland flow paths. (Ref. Lincoln Municipal Code (LMC) 26.15.020 (b) 6,7, and 8, and DCM 6.4.4.1)
9. This site is in the New Growth Area. Acknowledge minimum flood corridor standards and other applicable standards referenced in DCM Chapter 10. State whether the stream channel in the southwest corner has a defined bed and bank. If so, show minimum flood corridor on plans and provide summary of sequencing procedure followed per criteria in section 10.3.2 of the DCM, to explain impacts to minimum flood corridor caused by proposed lot grading and S. 93rd St.
(Ref. DCM Chapter 10)

Recommendation:

- Flow arrows should be shown along lot lines to indicate interior drainage pathways.